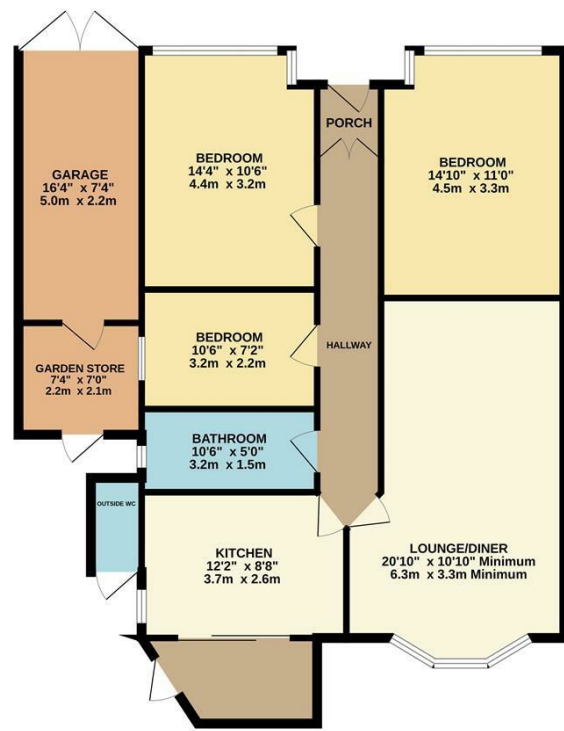




| Three Bedrooms | Chain Free | Detached True Bungalow | In Need of Modernisation | Attached Garage | Large Plot | Own Drive | Kitchen | Bathroom | Close to M11/A406 Transport Links | Garden in Excess of 120ft | Close to Chingford Mount |



GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or otherwise. Use as a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	90
	EU Directive 2002/91/EC		



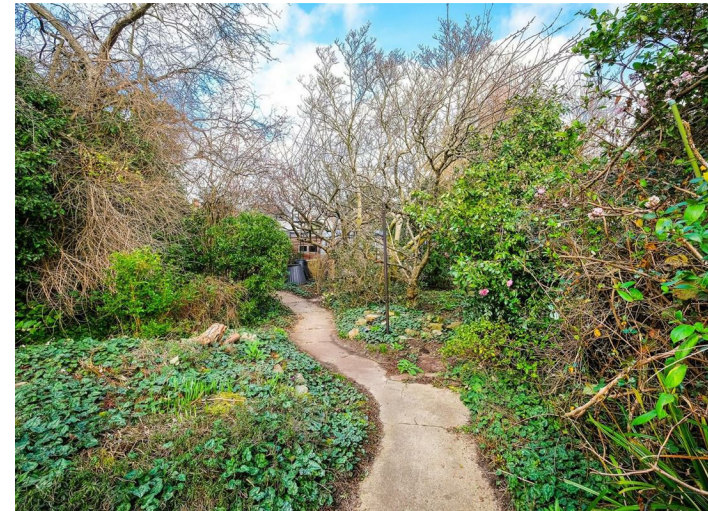
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Burnham Road, Chingford, E4 8PE
£575,000 Freehold



To view call **020 8524 0000**
 Email southchingford@churchill-estates.co.uk

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Situated on this pleasant tree lined turning that is within easy reach of most of Chingford Mounts amenities as well as the A406/M11 transport links is this Detached Three Bedroomed True Bungalow. The Property is on a Much Larger than Average plot with a Rear Garden that in in Excess of 120ft and also a very short walk to a Local Park.

The Property itself comprises of a Lounge Diner with views over the Garden, Kitchen, Three Bedrooms and a Bathroom. Externally you have a Large Rear Garden with doors into a Garden storage with further access into the Attached Garage. Properties of this type are rarely available in South Chingford so an early viewing is advised.

